

Housing Narrative: City of Sun Prairie

Most expensive development fees in Dane County

#7 out of 16
in Development Fee Cost

The City of Sun Prairie ranks fairly well in overall development fees, ranking 7th out of the 16 municipalities that were examined in MABA's fee study.

However, Sun Prairie has not met their 10 year average permit start number of 129 starts since 2021. This could perhaps be in part to long permit review times or a variety of other factors.

In order for Sun Prairie to achieve the Dane County Regional Housing Strategy goal of 321 new single family housing units per year it must increase it's annual permit starts and encourage future development.

Sun Prairie (C)

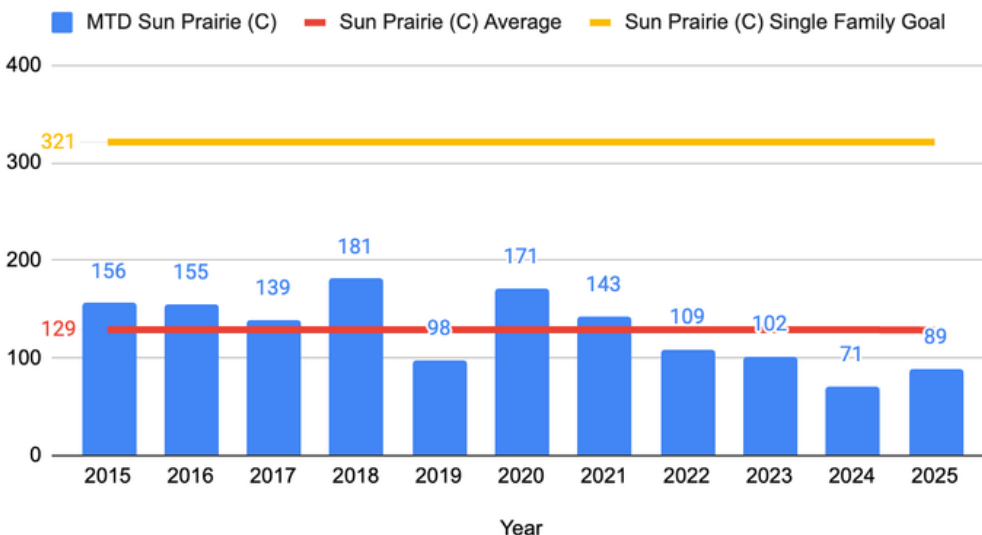


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

Chad Lawler Executive Director
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**Income Needed
to Afford New Home**
\$172,601

National Association of Home Builders

**Sun Prairie
Local Mill Rate**
0.007138437

Dane County Treasury Department

**Sun Prairie Mill Rate
Rank**
12 of 15

Dane County Treasury Department

**Sun Prairie Parcel
Numbers**
12442

Dane County Treasury Department

Municipal Fee Rank



Overall

7 of 16



Impact

8 of 16



Planning

4 of 16



Building

5 of 16



Engineer

3 of 16

* Fee Rankings (1-16 with 16 being highest cost and, 1 being lowest)

**Annual New Single Family
Housing Units Needed:**
321

Annual Unit Starts (Avg.):
129

**Housing Progress Report
Goal Not Met:**
**Missing 232
Housing Units In 2025**

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Possible Solution

Any consideration of increasing these fees would be counterproductive to housing growth. Additionally, the comprehensive plan should increase the amount of land available for development.

Approval of additional lots and growth in permits would provide a more robust and long-term economic impact that increases a net new construction tax base.

Educational Resources

- **Housing Supply Accelerator** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/state-and-local/housing-accelerator-playbook.pdf>
 - The Housing Supply Accelerator (HSA) Playbook is for local elected officials and community planners working to boost diverse, attainable, and equitable housing supply in communities nationwide.
- **Creating Housing for All Brochure** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/nahb-attainable-housing-brochure-2019.pdf?rev=ad31433c972b451d80254c1cb8ca334d>
 - Quick overview of solutions for housing
- **Land Development Checklist** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/industry-issues/land-use-101/orientation/land-development-checklist>
 - This checklist outlines the typical process developers should go through. This resource will help both developers and public officials better understand the many steps in the land development process, the timeline, likely costs, and required due diligence associated with residential development.
- **Development Process Efficiency: Cutting Through the Red Tape** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/development-process-efficiency.pdf>
 - This report focuses on the land development review and approval process, an arcane-sounding component of housing development, but one that impacts the cost of new housing at all price levels.
- **NAHB Impact Fee Primer** - <https://www.nahb.org/-/media/7AC7AA3E405D43C7A5C7D40B3760EB61.ashx>
 - Resource that breaks down what impact fees are, how they are typically calculated, the pros and cons to impact fees, and lists possible alternatives
- **NAHB Priced Out Portal** - <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/households-priced-out-by-higher-house-prices-and-interest-rates>
 - Increases in home prices, mortgage rates, and property taxes have a direct impact on housing affordability. These factors lead to many Americans being priced out of the housing market. NAHB's "priced-out" methodology calculates how many households would be affected by these changes.
- **DANE COUNTY REGIONAL HOUSING PRIORITIES, STRATEGIES AND ACTION ITEMS, 2024 - 2028** - <https://rhs.danecounty.gov/documents/pdf/DCRHS-SAPReport-FNL-web-STRATEGIC-ACTION-PLAN.pdf>
 - Regional Housing Strategy with 17 strategies on how to address housing crisis in Dane County
- **A Road Map to Solving Dane County's Housing Crisis: Strategic Action Plan 2024-2028** - <https://rhs.danecounty.gov/documents/pdf/FactSheets/RHS-FactSheet-v3FINAL.pdf>
 - RHS Quick Fact sheet expanding on housing crisis
- **RHS BEST PRACTICES RESIDENTIAL ZONING CODE** - <https://rhs.danecounty.gov/documents/pdf/Best-Practices-Residential-Zoning---11.5.25.pdf>
 - The Best Practices Residential Zoning Guide is a resource for Dane County communities to evaluate and identify regulatory barriers that limit housing supply and diversity, as well as regulations that increase the cost of housing.

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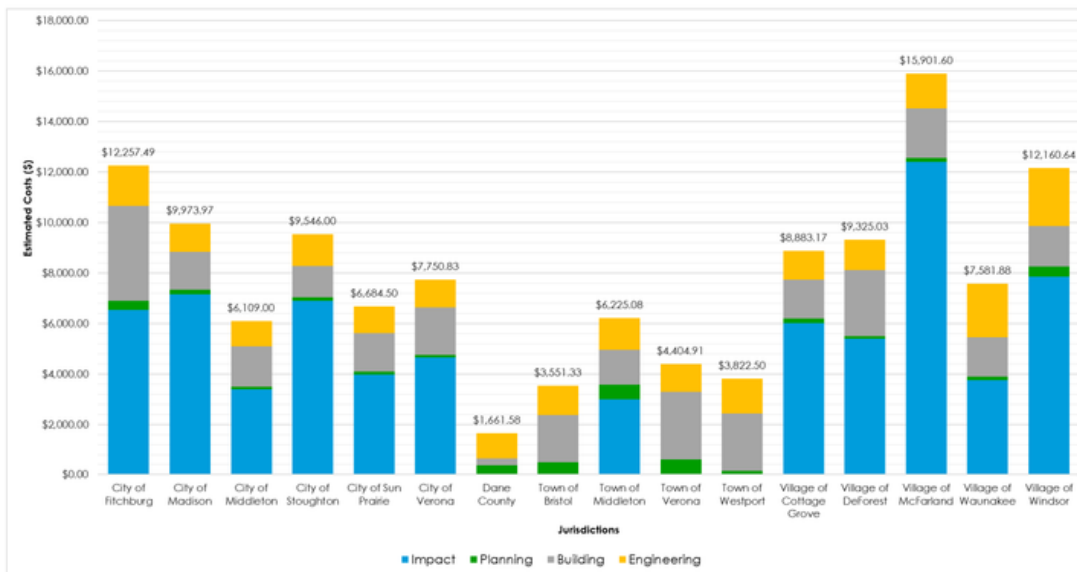


Table 2: Estimated Single-Family Development Fees

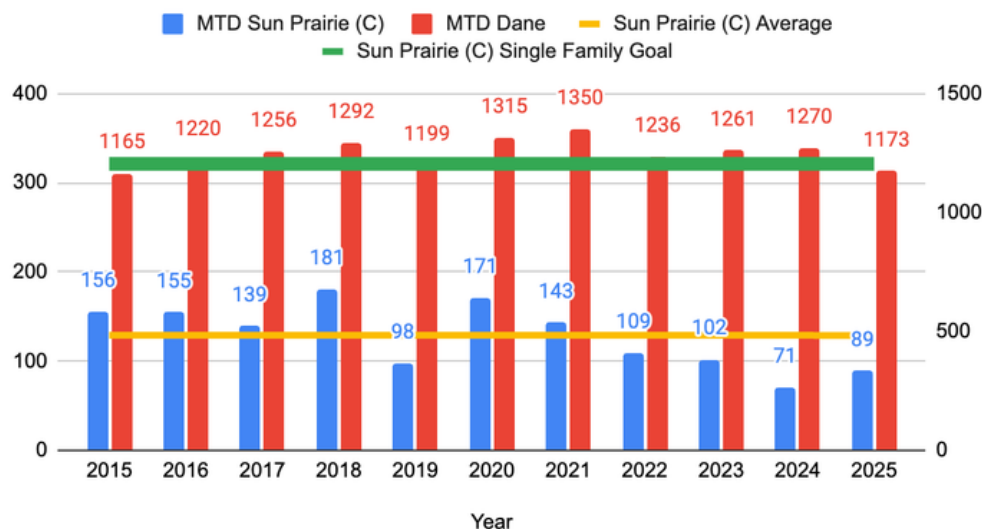


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

Sun Prairie Weighted Avg.
Mill Rate
0.020259620

Dane County Treasury Department

Estimated annual
property taxes
\$11,275.61

Sun Prairie New Average
Home Price
\$475,815

MTD Marketing Services of Wisconsin

Sun Prairie Weighted Avg.
Mill Rate
0.020259620

Dane County Treasury Department

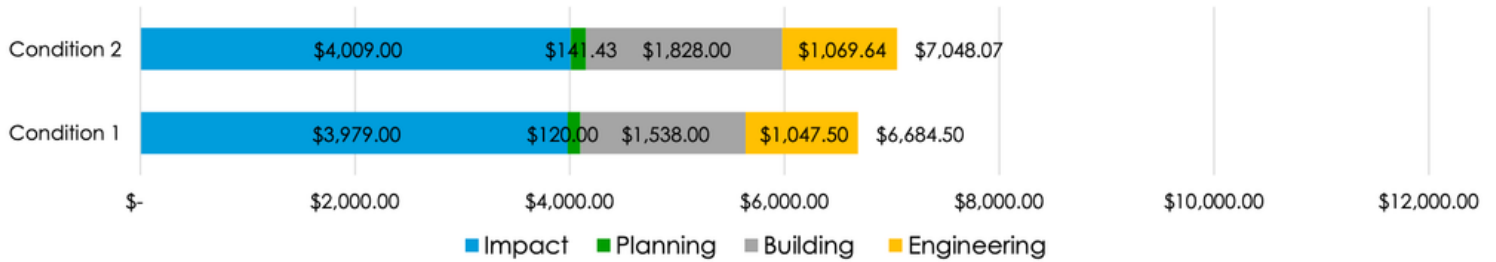
Estimated annual
property taxes
\$9,639.83



Housing Narrative: City of Sun Prairie

2.5 City of Sun Prairie

City of Sun Prairie Per-Home Fee Amounts



City of Sun Prairie Housing Affordability Analysis		Below Average Median Income (AMI)		Average Median Income (AMI)	Above Average Median Income (AMI)	
		Workforce Housing Range				
		Owner-Occupied Housing Units				
Owner-Occupied Affordability		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI
City of Sun Prairie Median Income*		\$54,313	\$72,417	\$90,521	\$108,625	\$135,782
Median Single-Family Home Value**		\$445,000	\$445,000	\$445,000	\$445,000	\$445,000
Affordable Mortgage (2.5 x income)		\$135,782	\$181,042	\$226,303	\$271,563	\$339,454
Affordability Gap - Owner Occupied		-\$309,219	-\$263,958	-\$218,698	-\$173,437	-\$105,546
		Renter-Occupied Housing Units				
Renter-Occupied Affordability		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI
City of Sun Prairie Median Income*		\$54,313	\$72,417	\$90,521	\$108,625	\$135,782
Median Annual Rent*** (\$1374 x 12)		\$16,488	\$16,488	\$16,488	\$16,488	\$16,488
Affordable Rent (30% of income)		\$16,294	\$21,725	\$27,156	\$32,588	\$40,734
Affordability Gap - Renter Occupied		-\$194	\$5,237	\$10,668	\$16,100	\$24,246

Sources: American Community Survey 2023 5-yr estimates, and Vierbicher.

* Median Income per 2023 ACS 5-yr estimates - [\\$1903 Median Income in Past 12 Months \(in 2023 Inflation-Adjusted Dollars\)](#)

** 2024 Median SF Sale Price Sold, per MLS as proxy for Median Single-Family Home Value. Sample Size: 422 single-family homes sold out of 448 listed. Data collected by Vierbicher staff April 7, 2025.

*** Median Annual Rent from 2023 ACS 5-yr estimates - [DP04 Selected Housing Characteristics](#)

Median Sale Price vs. Total Estimated Fee Costs Per Home

	City of						Dane County*	Town of				Village of				
	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
2024 Median Sale Price Sold	\$474,900.00	\$449,900.00	\$569,250.00	\$402,000.00	\$445,000.00	\$561,924.00	\$475,000.00	\$585,000.00	\$825,000.00	\$649,000.00	\$685,000.00	\$485,000.00	\$469,900.00	\$491,000.00	\$610,000.00	\$550,000.00
Total Fee Costs per 2,500 sq. ft. home (Condition 1 - 60 lots)	\$12,257.49	\$10,367.30	\$6,109.00	\$9,546.00	\$6,684.50	\$7,750.83	\$1,661.58	\$3,551.33	\$6,225.08	\$4,404.91	\$3,822.50	\$8,883.17	\$9,325.03	\$15,901.60	\$7,581.88	\$12,160.64
Fee Costs as percentage of 2024 Median Sale Price	2.58%	2.30%	1.07%	2.37%	1.50%	1.38%	0.35%	0.61%	0.75%	0.68%	0.56%	1.83%	1.98%	3.24%	1.24%	2.21%

Lowest value

Highest value

*Dane County contains numerous Towns and Townships' whose fees may vary and therefore have not been included. This lowers the reported Fee Costs for Dane County.



Housing Narrative:

City of Sun Prairie

CITY OF SUN PRAIRIE

SOURCE	FEE TYPES Investigated	City of Sun Prairie 202X Fees	Condition 1 (60 SF homes; 2500 sq ft)		Condition 2 (35 SF homes; 3500 sq ft)	
	Impact Fees	Duration/Per Unit	Cost per home	Cost for development	Cost per home	Cost for development
https://cityofsunprairie.com/208/Fee-Schedules	Aerial Imagery Fee (Anything creating a new building footprint)	\$0.03/sq. ft. of building footprint	\$ 75.00	\$ 4,500.00	\$ 105.00	\$ 3,675.00
	Street Tree Fee (New construction only)	\$ 325.00	\$ 325.00	\$ 19,500.00	\$ 325.00	\$ 11,375.00
	Park Impact Fee (for park development and improvements - Group 1 new construction only)	\$ 1,501.00	\$ 1,501.00	\$ 90,060.00	\$ 1,501.00	\$ 52,535.00
	Park - Land costs	\$ 2,078.00	\$ 2,078.00	\$ 124,680.00	\$ 2,078.00	\$ 72,730.00
	Sanitary Sewer Connection Fee	Varies by project and location	\$ -	\$ -	\$ -	\$ -
	Sanitary Main Interceptor Improvement Fee (WESTSIDE TRAFFIC) Traffic Impact Fee		\$ -	\$ -	\$ -	\$ -
	Planning Fees					
https://cityofsunprairie.com/DocumentCenter/View/14148/2023-LAND-DEVELOPMENT-FEES---AMENDED-FEE-SCHEDULE-PAGE-2	Conditional Use Permit (CUP)	\$ 600.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Map (CSM)	\$250.00 plus \$100.00 per lot for each Certified Survey Map which results in four or less lots, outlots, or parcels	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$600.00 + \$30.00 for each lot, outlot, or parcel within the preliminary plat	\$ 40.00	\$ 2,400.00	\$ 47.14	\$ 1,650.00
	Final Plat	\$600.00 + \$30.00 for each lot, outlot, or parcel within the final plat	\$ 40.00	\$ 2,400.00	\$ 47.14	\$ 1,650.00
	Zoning Map ("Rezone")	\$ 600.00	\$ 10.00	\$ 600.00	\$ 17.14	\$ 600.00
	Variances/Appeals	\$ 600.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://cityofsunprairie.com/DocumentCenter/View/14148/2023-LAND-DEVELOPMENT-FEES---AMENDED-FEE-SCHEDULE-PAGE-2	Zoning Permit	\$ 35.00	\$ 35.00	\$ 2,100.00	\$ 35.00	\$ 1,225.00
https://cityofsunprairie.com/208/Fee-Schedules	Early start permit (Group 1 - Residential)	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Wisconsin State Seal (Wisconsin UDC Building Permit Seal)	\$ 33.00	\$ 33.00	\$ 1,980.00	\$ 33.00	\$ 1,155.00
	Plan Review for new construction or additions to one or two story dwellings	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
https://cityofsunprairie.com/208/Fee-Schedules	Building Permits - Base fee + (Group 1 - Residential) rate	\$75.00+\$0.09/sq. ft for all areas (all floor levels, basement, attached garages, decks, porches, and all spaces enclosed and under roof. All area shall be the area associated with the particular project.)	\$ 300.00	\$ 18,000.00	\$ 390.00	\$ 13,650.00
	Electrical (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Plumbing (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	HVAC (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Fire Sprinkler System Fees (Group 1 - Residential)	\$50.00+\$0.02/sq. ft of all areas	\$ -	\$ -	\$ -	\$ -
	Fire Alarm System Fees (Group 1 - Residential)	\$50.00+\$0.02/sq. ft of all areas	\$ -	\$ -	\$ -	\$ -
	Certificate of Occupancy	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
https://cityofsunprairie.com/208/Fee-Schedules	Erosion Control Review Fees (any land disturbance) - Group 1 New Construction up to one acre (Building Permit, per home)	\$170.00+0.02/sq. ft	\$ 220.00	\$ 13,200.00	\$ 240.00	\$ 8,400.00
https://cityofsunprairie.com/DocumentCenter/View/3420/DRIEWAY-2016_Web?bidid=	Driveway Permit	\$ 25.00	\$ 25.00	\$ 1,500.00	\$ 25.00	\$ 875.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control Fee (City review, for development)	\$ 200.00	\$ 3.33	\$ 200.00	\$ 5.71	\$ 200.00
Correspondence with City staff	Stormwater Management Permit (Base Fee)	\$400.00 Base + (x*\$0.005/sq. ft disturbed area) + (x*\$0.01/sq. ft. Total New Impervious)	\$ 44.17	\$ 2,650.00	\$ 63.93	\$ 2,237.50

Special Impact Fees:

- Aerial Imagery fee (\$0.03/sq ft bldg footprint)
- Street tree fee (\$325.00)

Title 16. - Subdivision

16.36.040 - Stormwater management and fee in lieu of dedication.

1. Where, upon the recommendation of the city's public works committee, there is no land suitable for stormwater management facilities or the land would not be compatible with the city's stormwater management plan, comprehensive master plan, and/or official map, or if the city public works committee determines that a cash contribution would better serve the public interest, the subdivider shall pay a fee in lieu of making the required land dedication. The amount of this fee shall be in addition to the fee paid per Section 16.36.060 of this chapter and shall be determined by the acre-feet of storage required to detain the 25-year storm event. The fee in lieu of dedication shall be determined by the city council by multiplying acre-feet of stormwater storage required by the current stormwater management unit fee. Acre-feet of stormwater storage required shall be calculated using the current version of TR-55 and the current requirements of this chapter.

Note: Developments that provide on-site stormwater management facilities are not required to pay this fee.

2. Annual Fee Adjustment. The fees are to be adjusted annually by resolution of the city council. The index used to adjust this figure will be the construction cost index for the Minneapolis area. This index factor is reported in the Engineering News Record. Agreements will be prepared using the fee currently in effect and adjusted retroactively to January 1st when the new year cost index becomes available.

16.36.070 - Public park fees.

1. Fee in Lieu of Dedication. Where, in the discretion of the plan commission and the parks and recreation commission, there is no land suitable for parks within the proposed land division or the dedication of land would not be compatible with the city's comprehensive development plan or the parks and recreation commission determines that a cash contribution would better serve the public interest, the plan commission and parks and recreation commission may recommend to the committee of the whole that the subdivider pay a fee in lieu of making the required land dedication. The amount of any fee imposed shall be determined as follows: For each proposed development, the fee shall be the current rate as established by the common council for each dwelling unit. Any adjustment or changes in the number of dwelling units before final plat acceptance will be subject to this section. Reconfiguration of existing lots which does not create new, additional lots shall not be subject to the provisions of this section.

Title 16. - Subdivisions

16.36.070 - Public park fees.

2. Dedication and Fee.

- a. The plan commission and the parks and recreation commission may recommend the subdivider satisfy the requirements by combining land dedication with fee payments. The fee, in such cases, shall be determined by subtracting the credited value of the dedicated land, from the total fee which would have been imposed had no land been dedicated by the subdivider.
- b. Payment may be made by one of the following methods:
 - i. Option A—Lump Sum. A lump sum amount shall be paid prior to the issuance of any building permit for the development; or
 - ii. Option B—Payment of One-Third of all Land Dedication and Fee Payments. The subdivider shall pay the city thirty-three and four-tenths (33.4) percent of the total fee by the date the first building permit is issued. At such time that thirty-three and four-tenths (33.4) percent of the building permits are issued for the approved development or after one year from the date that the city issued the first building permit, whichever occurs first, the subdivider shall pay the second installment of thirty-three and three-tenths (33.3) percent of the total fee. At such time that sixty-six and seven-tenths (66.7) percent of the building permits are issued for the approved development or after two years from the date that the city issued the first building permit, whichever occurs first, the subdivider shall pay the final installment of thirty-three and three-tenths (33.3) percent of the total fee. If this method of payment is used the outstanding balance after the first payment is made shall be charged the interest rate earned by the park trust fund for the period of time that the second and third installments are outstanding.
- c. Subdividers shall make the lump sum payment identified in Option A above under the following circumstance: The development is less than twenty-five (25) dwelling units.
- d. Failure to make the proper payments as defined above shall result in the immediate withholding of all building and occupancy permits until all delinquent payments are made to the city.

3. Additional Fee—Assessment Per Unit. In addition, at the time a building permit is issued for new construction of a single unit or multifamily units, a one-time fee per dwelling unit will be assessed for park development as established by the common council. These fees shall be placed in the park fund for park development.
4. Use of Fees Paid. The city shall place the fees collected pursuant to the provisions of this section in the park trust fund for land acquisition and park development.
5. Annual Fee Adjustment. All fees in these sections shall be annually adjusted by the city administrator by adding to the base fees the consumer price index for small metro areas, north central states, size Class C, for all urban consumers (CPI) cost on March 1st of each year.

Title 18. - Impact Fees

18.04.050 - Impact fee reduction.

1. Impact fees imposed by this title shall be reduced to the extent necessary:
 - a. To compensate for other capital costs imposed by city with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Chapter 236, Wisconsin Statutes, or any other items of value.
 - b. To compensate for monies received from federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
2. The common council may, in its discretion, provide for an exemption from, or a reduction in the amount of impact fees imposed on a developer that provides low-cost housing in accordance with guidelines established by the common council, except no amount of an impact fee for which an exemption or reduction is provided under this section may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the city.